

**RESOLUTION NO. 2020-20-CL TIPPECANOE COUNTY  
COUNCIL FOR THE DESIGNATION  
OF AN ECONOMIC REVITALIZATION AREA**

**APPLICATION  
OF DORMIE, LLC**

**CONFIRMATORY RESOLUTION**

**WHEREAS**, the Tippecanoe County Council has been requested by Dormie, LLC (Applicant), to find, pursuant to Indiana Code §6-1.1-12.1-2, that the following described real estate is an Economic Revitalization Area:

Attached as Exhibit A

**WHEREAS**, on June 9, 2020, the Tippecanoe County Council adopted a Declaratory Resolution for the designation of the real estate described above as an Economic Revitalization Area pursuant to Resolution No. 2020-18-CL; and

**WHEREAS**, notice of the adoption and substance of such Declaratory Resolution was published in the Lafayette Journal & Courier pursuant to Indiana Code §6-1.1-12.1 and Indiana Code chapter 5-3-1, such publication being at least ten (10) days before the date set for a public hearing on such resolution; and

**WHEREAS**, the application for designation, a description of the affected area, a map of the affected area, and all pertinent supporting data were available for public inspection in the office of the Tippecanoe County Assessor and the Tippecanoe County Auditor; and

**WHEREAS**, the Tippecanoe County Council, following the adoption of the Declaratory Resolution, set a public hearing on the Resolution for July 14, 2020, at 8:30 a.m., in the Tippecanoe Room of the Tippecanoe County Office Building, Lafayette, Indiana; and

**WHEREAS**, at such meeting, the Tippecanoe County Council afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to the proposed designation of the real estate as an Economic Revitalization Area; and

**WHEREAS**, the Tippecanoe County Council, after conducting such public hearing, has given careful consideration to all comments and views expressed and any evidence presented regarding the designation of such real estate as an Economic Revitalization Area.

**NOW, THEREFORE, BE IT RESOLVED**, that after conducting such public hearing, the Tippecanoe County Council confirms certain findings made in the Declaratory Resolution for designation of the real estate described above as an Economic Revitalization Area, and makes certain further findings concerning the period during which the owners of property within the designated area

shall be entitled to certain deductions, as follows:

1. The property described in Exhibit A is located within the jurisdiction of Tippecanoe County for purposes of Indiana Code §6-1.1-12.1-1.2.
2. This County Council has determined, based on information provided by the Applicant, that the property has become and remains an area undesirable for, or impossible of, normal development and occupancy because of a cessation of growth, deterioration of improvements, age, obsolescence, or other factors which have impaired values and prevented a normal development or use of the property.
3. The Applicant, Dormie, LLC, has under consideration the redevelopment and rehabilitation of the real property described in Exhibit A.
4. The proposed projects, through the generation of jobs, will promote normal development and occupancy.
5. The information set forth in the application filed by the Applicant establishes that the subject property complies with the general standards for designation of an Economic Revitalization pursuant to Indiana Code §6-1.1-12.1-2 within the jurisdiction of the Council.
6. The acquisition of the property, the redevelopment or rehabilitation thereof, and the improvements to be constructed on the property, would benefit and enhance the welfare of all citizens and taxpayers of Tippecanoe County, and specifically:
  - (1) The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature.
  - (2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment and rehabilitation.
  - (3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
  - (4) The number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements, create benefits of the type and quality anticipated by the County Council within the economic revitalization area and can reasonably be expected to result from the proposed described redevelopment or rehabilitation.
  - (5) The totality of benefits is sufficient to justify the deductions.
7. The designation of the subject property as an Economic Revitalization Area will assist in the inducement of a project which will provide employment opportunities to residents of Tippecanoe County and will provide long-term benefits to the tax base of Tippecanoe County.
8. No written remonstrance has been filed with the County Council either prior to or during the above-referenced public hearing on the subject application for designation.
9. Because the economic revitalization area is located within an allocation area, on

June 15, 2020, the Tippecanoe County Board of Commissioners adopted a resolution approving Applicant's Statement of Benefits as required under IC 6-1.1-12.1-2(k).

10. That Dormie, LLC, (Applicant) should be entitled to the deductions provided by Indiana Code §6-1.1-12.1-3 for a period of ten years with respect to real property.

**NOW, THEREFORE, BE IT ALSO RESOLVED** by the County Council of Tippecanoe County, Indiana, that the property herein above described should be and is hereby declared to be an Economic Revitalization Area as that term is defined in Indiana Code sections 6-1.1-12.1-1 through 6-1.1-12.1-6 from the date that an application is filed by the owner of real estate or new manufacturing equipment located within such area requesting a deduction for assessed value pursuant to either Indiana Code §6-1.1-12.1-5 or 6-1.1-12.1-5.5 **through and including December 31, 2030.**

**BE IT ALSO RESOLVED** that pursuant to Indiana Code §6-1.1-12.1-3, Applicant shall be entitled to the deductions provided by Indiana Code §6-1.1-12.1-3 with respect to improvements to **real estate for a period of ten (10) years** in accordance with the following schedule:

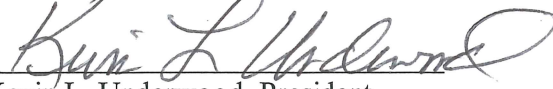
YEAR 1	100%
YEAR 2	90%
YEAR 3	80%
YEAR 4	70%
YEAR 5	60%
YEAR 6	50%
YEAR 7	40%
YEAR 8	30%
YEAR 9	20%
YEAR 10	10%

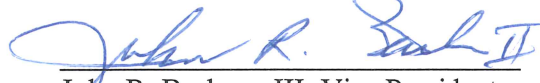
**BE IT FURTHER RESOLVED** that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not effect the validity or unconstitutionality of this Resolution as a whole or any other part, clause or portion of the Resolution.

**BE IT FURTHER RESOLVED** that by adoption of this Resolution, the Tippecanoe County Council does confirm its Declaratory Resolution approved on June 9, 2020, which designates the real estate described above as an Economic Revitalization Area.

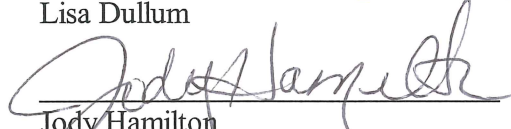
Presented to the County Council of Tippecanoe County, Indiana, and adopted this 14th day of July, 2020.

TIPPECANOE COUNTY COUNCIL

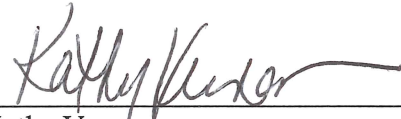
  
Kevin L. Underwood, President

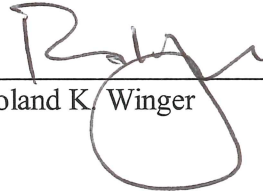
  
John R. Basham, III, Vice President

Virtual Attendance  
Lisa Dullum

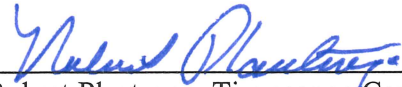
  
Jody Hamilton

  
Ben Murray

  
Kathy Vernon

  
Roland K. Winger

ATTEST:

  
Robert Plantenga, Tippecanoe County Auditor

## **EXHIBIT A - LEGAL DESCRIPTION**

Approximately 11 acres of a 44.56 acre parcel having parcel ID # 79-12-18-100-001.000-012 currently owned by John C. Rice and Lana K. Rice, Trustees, located in Wea Township, Tippecanoe County, Indiana, on County Road 400 South at its intersection with County Road 500 East. The 11 acres consists of the following legal description and is scheduled to be acquired by Dormie, LLC:

A part of the West Half of the Northwest Quarter of Section 18, Township 22 North, Range 3 West of the 2<sup>nd</sup> Principal Meridian, Tippecanoe County Indiana based upon a survey prepared by Adam J. Beery, Professional Surveyor Number 20700069, HWC Engineering Job Number 2020-117-S, dated May 19, 2020; more particularly described as follows:

COMMENCING at the northwest corner of the Northwest Quarter of said Section 18 marked by a RT-1 over a Bernsten 1A monument per Tippecanoe County Surveyor reference ties; thence South 00 degrees, 35 minutes, 56 seconds East (grid bearing based upon Indiana State Plane - West Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Northwest Quarter Section a distance of 526.68 feet to the POINT OF BEGINNING, being marked by a MAG nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence continuing South 00 degrees 35 minutes 46 seconds East along said west line a distance of 726.00 feet to the south line of the land described in Instrument Number 201919016414 as recorded in the Office of the Recorder, Tippecanoe County, Indiana marked by an iron bar; thence North 89 degrees 52 minutes 19 seconds East along said south line a distance of 660.00 feet to a 5/8 inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence North 00 degrees 35 minutes 56 seconds West parallel with said west line a distance of 726.00 feet to a 5/8 inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence South 89 degrees 52 minutes 19 seconds West parallel with said south line a distance of 660 feet to the POINT OF BEGINNING containing 11.000 acres, more or less.